

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

Brand new 3 bedroom 3 bathroom 2 car park MALVERN VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 13/343-345 GLENFERRIE ROAD MALVERN VIC 3144 | \$1,720,000 | 07-May-22 |
| 204/232 WATTLETREE ROAD MALVERN VIC 3144    | \$1,500,000 | 09-Dec-22 |
| 1240A MALVERN ROAD MALVERN VIC 3144         | \$1,650,000 | 01-Mar-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 June 2023



**13/343-345 GLENFERRIE ROAD  
MALVERN VIC 3144**

 3  2  2

Sold Price **\$1,720,000** Sold Date **07-May-22**

Distance **1.44km**



**204/232 WATTLETREE ROAD  
MALVERN VIC 3144**

 3  2  2

Sold Price **\$1,500,000** Sold Date **09-Dec-22**

Distance **0.68km**



**1240A MALVERN ROAD MALVERN  
VIC 3144**

 3  2  2

Sold Price **\$1,650,000** Sold Date **01-Mar-22**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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